



City of Seattle

Department of Construction and Inspections

Engineering Services

JON R O'HARE
17974 7th Ave SW
Normandy Park, WA 98166

Re: Project# 6508387

Correction Notice #1

Review Type	ECA PEAT	Date	September 21, 2016
Project Address	423 2nd Av Et S	Contact Phone	(425) 301-9541
Contact Email	jon@permitcnw.com	Contact Fax	
SDCI Reviewer	Jim Mattoon	Address	Seattle Department of Construction and Inspections 700 5th Ave Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Reviewer Phone	(206) 684-5979		
Reviewer Fax			
Reviewer Email	Jim.Mattoon@seattle.gov		
Owner	BRITTNEY SHULMAN		

Applicant Instructions

Please see the attached flyer to learn "[How to Respond to a SDCI Correction Notice](#)". If the 3-step process outlined in the aforementioned document is not followed, it is likely that there will be a delay in permit issuance and there is a potential for penalty fees.

Please note that SDCI Geotechnical Engineering Section performs geotechnical/ECA review at SDCI's hourly rate, and this charge is in addition to value-based permit fees collected at intake and permit issuance. SDCI charges the hourly rates for the reviewer's time spent on plan and document review as well as email and telephone correspondence. This project will be charged 1.25 hour for initial plan review.

Additional information used to develop the correction items below is provided in the following sections.

Project Description: "Establish use as hotel and construct substantial alterations for a mixed use building, occupy per plan."

Codes Reviewed

This project has been reviewed for conformance with the following codes: 2012 Seattle Building Code (SBC); Grading Code; Environmentally Critical Areas Regulations (ECA).

Corrections

- 1 SMC 25.09.330 C. Submit a geotechnical report in accordance with Director's Rule 5-2016. Note that Note 15 on Sheet S1.1 references a geotechnical report and indicates the design of the below-grade portions of the project is based on recommendations presented in the report.
- 2 SMC 22.170.110A. On Sheet S1.1, amend the notes as follows:
 - > Notes 18 and 21, add a statement that testing shall be in accordance with ASTM Standard D 1143-81.
 - > Note 20, please provide (1) driving criteria that will be sufficient to drive 3-inch-diameter pin piles and (2) minimum 3-inch-diameter pin pile length required to penetrate to competent bearing soil without regard to driving criteria (this minimum length is not what will be required to achieve design capacity, but what is required to penetrate through peat and potential obstructions and achieve embedment in competent bearing soil).
 - > Notes 17 and 20, add the requirement that the Geotechnical Special Inspector shall be continuously present during pin pile and micropile installation and load testing.
- 3 SMC 22.170.190 A. Provide a signed and stamped letter from the geotechnical engineer that includes review of the plans and provides a minimal risk statement in accordance with Director's Rule 5-2016. The plan review/minimal risk letter must be based upon review of plans with all substantial geotechnical recommendations incorporated.
- 4 SMC 25.09.335 and SMC 22.170.080 C. Return an **original** signed and notarized Peat Settlement-Prone Area covenant along with exhibits in paper form to the reviewer and address shown on this correction notice. You can also drop off the original covenant to the reviewer's attention on the 20th floor of Seattle Municipal Tower-700 5th Avenue, Seattle. We cannot record a copy of a document that is uploaded to the SDCI Portal.

The covenant form and instructions are enclosed with the copy of the correction notice sent to the applicant. Please print the covenant form single-sided because King County does not accept double-sided documents. Do not write or stamp anything in the one-inch margins of the document.

Please do not record the covenant with King County. SDCI will send the covenant out for recording after the SDCI reviewer has checked the document.

Please contact the reviewer above if you wish to negotiate the language of this covenant with the Seattle Law Department.

- 5 SMC 22.170.130. Nominate a geotechnical engineering firm on the enclosed SDCI Geotechnical Special Inspections Schedule form. This form must be signed by the owner or owner's representative; the form cannot be signed by the contractor nor the geotechnical engineer.

The Inspection Agency must be the same engineer/firm that prepared the geotechnical report. If the owner nominates a different engineer/firm to act as the Geotechnical Special Inspector, the new engineer must review the original geotechnical report and submit a letter indicating a review was performed, along with a statement of agreement with the evaluation and provisions contained in the report. If the new engineer does not agree with aspects of the report, rebuttal evaluations and recommendations must be included in the review letter. The plans must be revised accordingly and submitted to SDCI for review. Please do not fill in special inspection items on the enclosed form.

Requests for changes of Special Inspection Agency that occur during plan review should be submitted with corrected plans. If the request occurs after permit issuance, send the materials to raushanah.elamin@seattle.gov.

☐ Revised Schedule ☐ Addition to Previous Schedule ☒ SEBC2012PR



SDCI Geotechnical Inspections Schedule

Project Number 6508387

Date Sep 21, 2016

Project Address 423 2nd Av Et S

**SDCI Plan
Examiner**

Architect

Architect Phone

Engineer

Engineer Phone

Site Reviewer

Prior to issuance of a building permit, the owner, architect, or engineer acting on behalf of the owner shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner, Architect, or Engineer Signature

I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency or observer in a timely manner when the inspections listed below are required.

Signature

Title

Date

Phone Number

Required Special Inspections

Geotechnical Engineering Firm Name

Geotechnical Engineering Firm Phone

Inspection Type	Description
1. MICROPILE INSTALLATION & TEST	
2. PIN PILE INSTALLATION	3-inch-diameter
3. PIN PILE INSTALLATN LOAD TEST	3-inch-diameter

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction



Step 1: Wait for all reviews to be completed

- You may check the status of any review at the following link:
<http://web6.seattle.gov/dpd/permitstatus>
- All reviews must be completed before the applicant can respond, upload, or submit any correction responses.
- **Electronic Plans:** We will send correction letters to the Seattle DCI Project Portal. We will notify the primary contact for the project when all reviews in the review cycle are complete.
- **Paper Plans:** We will notify the primary contact for the project by email or phone when all reviews in the review cycle are complete and plans are ready to be picked up. Once you have been notified, pick up the plans at Plans Routing in the Applicant Service Center.

Step 2: Make Corrections

Provide a written response for each item on all correction notices. We will not accept corrected plans without written responses. Include the following information for each item:

- Describe the change
- Say where the change can be found in the plan set
- If you have not made a requested change, give a code citation or provide calculations to explain why not
- Coordinate responses to correction items among all designers, architects, engineers, and owners
- If you make voluntary changes to your plans, describe the changes you have made in your response letter

Correct your Plans:

- Cloud or circle all changes
- You may add new sheets to the plan set if you have new information to show

For Electronic Plans:

- Always upload a complete plan set

For Paper Plans:

If you replace sheets in the paper plan sets:

- Remove the old sheets, mark them as "VOID," and include them loose at the back of each plan set
- All original sheets and plan pages must be returned to Plans Routing in the Applicant Service Center
- Insert the new sheets and staple the plan sets

If you make changes to the original paper plan sheets:

- Make all changes with ink (preferably red, waterproof ink). Do not use pencil to make changes
- Do not tape or staple anything to the plan sets

Platting Actions: Provide new copies of the survey when responding to a correction notice for a shortplat, lot boundary adjustment, or other platting action. Provide the same number of copies that were required when you submitted the project.

Step 3: Submit Corrected Plans

Electronic Plans:

Upload your corrected plan set and correction response letter through your Seattle DCI Project Portal.

Paper Plans:

Return your corrected plans and your correction response letter to Plans Routing in the Applicant Services Center.

If you don't follow these instructions:

- **Plans Routing may not accept your corrected plans**
- **We may be delayed in starting corrected plan review, which can delay permit issuance**
- **We may charge a penalty fee**